



I. Purpose:

Provide an economic incentive to assist homeowners in Salisbury's local historic districts to stabilize, preserve, and maintain the historic character of the individual structure and district while also improving the property in accordance with Salisbury's Historic District Design Guidelines.

II. Grant Program

Eligibility:

- ✍ Homeowners within any of the locally designated historic districts identified as H-A Overlay Zoning Districts.
- ✍ The Secretary of Interior's Standards for Rehabilitation will be used as guidelines in making improvements.
- ✍ All proposals will meet any and all code requirements of the City of Salisbury.
- ✍ Any preservation project would be eligible, however, top priority will be given to projects with higher point totals based on the point system listed below.
- ✍ Individual properties will be eligible for no more than one grant for every two fiscal years.

Criteria:

Projects for maintenance and stabilization of historic structures to the standards of the City of Salisbury Historic Design Guidelines and the Secretary of Interior's Standards for Rehabilitation.

1. Historic Significance

Each of Salisbury's four local historic districts is also within a National Register Historic District. Properties within a national district are categorized as **contributing**, **non-contributing**, or **intrusion** based on the historic significance of the structure. Many of the non-contributing structures are due to a non-historic addition or treatment such as reconstructed windows or vinyl siding that covers historic features. It is possible for a structure to become contributing if the non-contributing feature is removed or replaced. In-fill, on the other hand, would represent a structure that is a contemporary addition to the district and has no historic significance whatsoever.

Historic Significance:

POINTS

Contributing structure	10
Non-contributing structure	5
Intrusion	0
If changes result in a contributing structure originally with non-contributing status.	5

2. Project Criteria

Maintenance and stabilization projects include:

POINTS

Replacement/stabilization of deteriorated features (Original or historically accurate siding, Windows & doors, Masonry)	40
Removal/replacement of non-original inappropriate feature or material and restoring with original details and materials (Example: Removing vinyl siding to restore to original wood treatment while also restoring any original architectural features or details)	30
Painting	20
Repair work (Repointing/Replacing brick or masonry elements, roofs, porches, foundations)	20
Other Maintenance (Safety, Utilities/ Energy retrofit, Outbuilding maintenance)	10

3. Project cost

One point per \$1,000 total project cost up to a maximum of \$25,000. (projects with a total cost greater than \$25,000 are eligible for tax incentives offered by the State and Federal governments)

Therefore, a \$10,000 project would receive 10 points while a \$2,000 one would receive 2.

4. Income Criteria

Total Family Income - based on HUD estimates of median family income

-- please contact City Staff for details--

Eligible match/
maximum grant
(see Matching Funds)

POINTS

50% or less of median family income (MFI)		30
51 - 60% of MFI	75-25 (\$3,750 max from City)	25
61 - 70% of MFI		20
71 - 80% of MFI		15
81 - 90% of MFI		10
91 to 100% of MFI	50-50 (\$2,500 max from City)	5

Point System:

All projects above would be eligible for grants, however, in the case of limited funds and a competitive process, projects with a higher point total would receive precedence. In case of multiple projects with the same point total, the Grant Committee will award the grant to the project that submitted its complete application first.

Matching Funds:

Projects are funded on a 50-50 matching basis with a maximum City participation of \$2,500 per project (based on \$5,000 or greater total project cost)

Projects for families 80% or below of median family income will be funded on a 75-25 matching basis with the City's participation totaling 75% of the project's cost up to \$3,750 per project (based on \$5,000 or greater total project cost)

The property owner's match could include funding or loans from other sources.

Municipal contributions are grants that are not required to be paid back. The City will be reimbursed through the protection of historic community assets, stabilization of properties and neighborhoods, and an increased tax base.

Grant Process/Administration:

- ✍ Initial consultation with Historic Preservation Staff to receive application as well as determine if project is within guidelines.
- ✍ Applicant goes before Historic Preservation Commission to obtain Certificate of Appropriateness.
- ✍ Application, including sketch plans, materials list or designs, and cost estimates is submitted to grant committee.
- ✍ Applications are then reviewed and awarded by the Historic Preservation Commission Grant Committee consisting of two members from the HPC and two members from the CAC.
- ✍ Prior to the applicant receiving the grant, an agreement must be signed between the applicant and the Land Management Department which is authorized to sign on behalf of the City.

The agreement will detail all work to be done and specify a time frame in which the work is to be completed,

- ✍ Grants ultimately awarded upon completion of work.